

CERTIFICATE OF APPROPRIATENESS

Application Date: July 27th, 2021

Applicant: Nicholas Lappin, owner

Property: 709 Highland Street, Tracts 14 & 15A, Block 33, Woodland Heights Subdivision.
The property includes a contributing 1,277 square foot two-story single family residence situated on a 5,000 square foot interior lot.

Significance: Contributing craftsman bungalow residence, constructed circa 1920, located in the Woodland Heights Historic District.

Proposal: New Construction—Build a new two-story garage in the rear portion of the property.

- The foot print of the new garage will be 410 square feet.
- The height of the garage will not be taller than the primary structure on the property.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

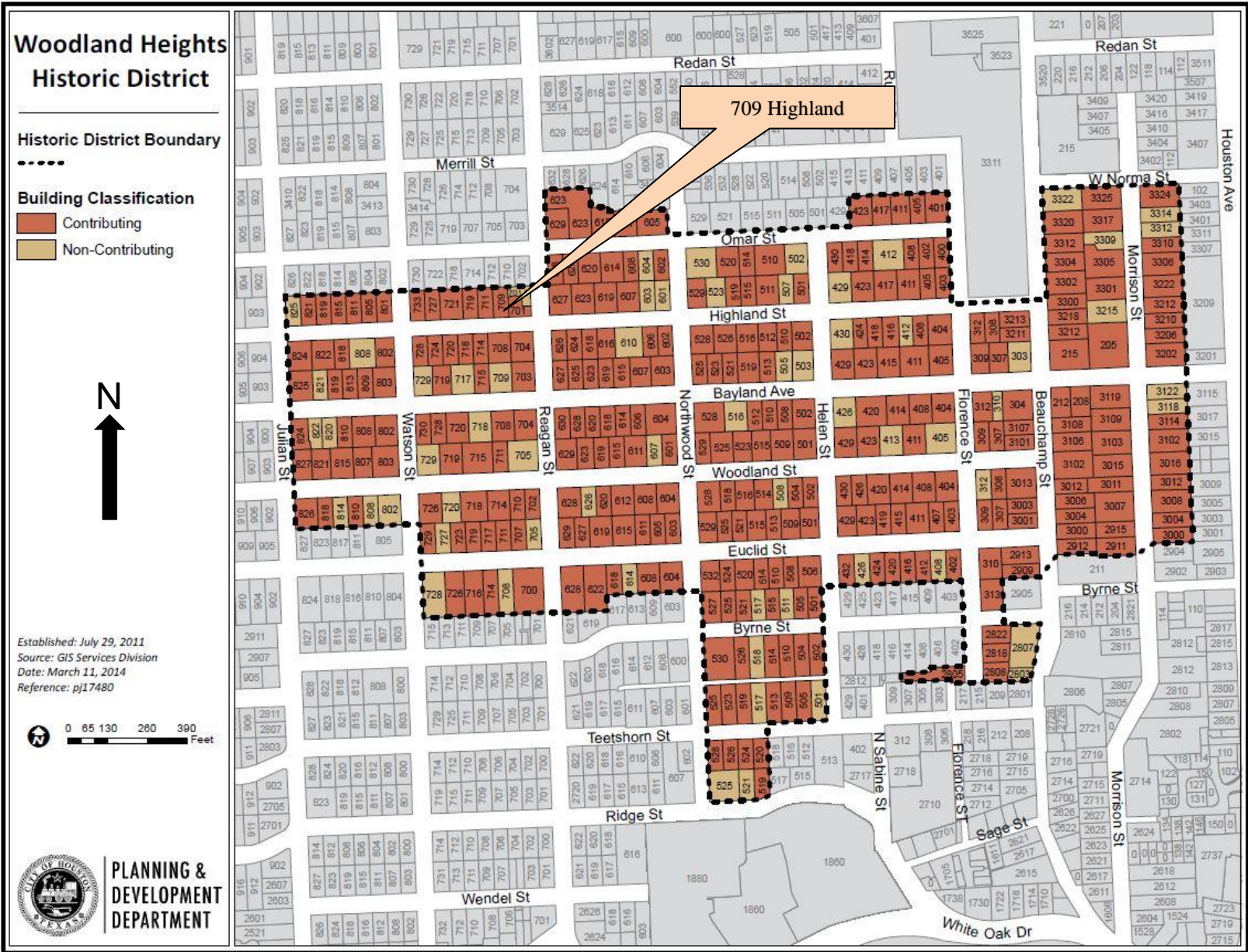
S - satisfies D - does not satisfy NA - not applicable

- (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
- (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
- (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

District Map



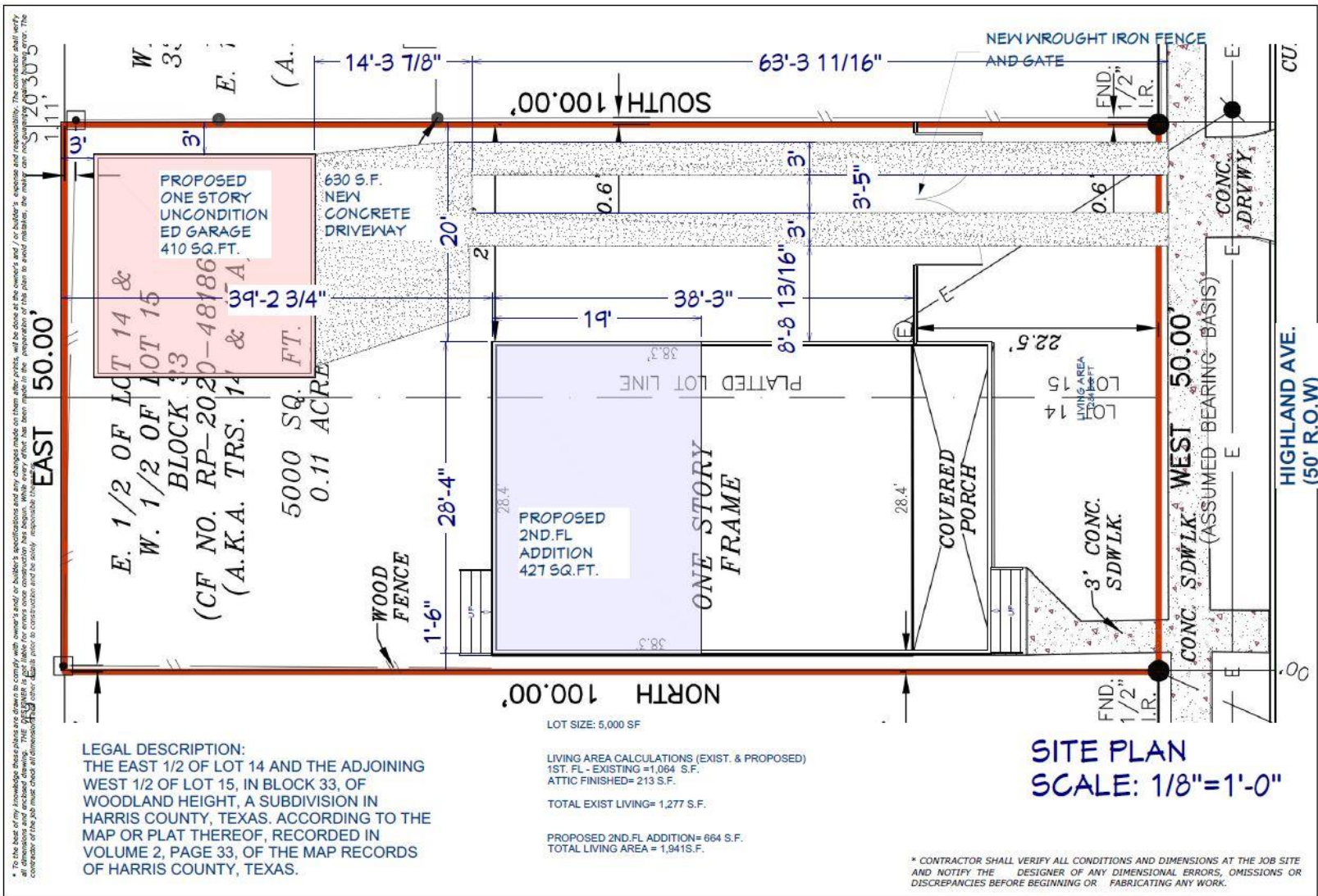
Inventory Photograph



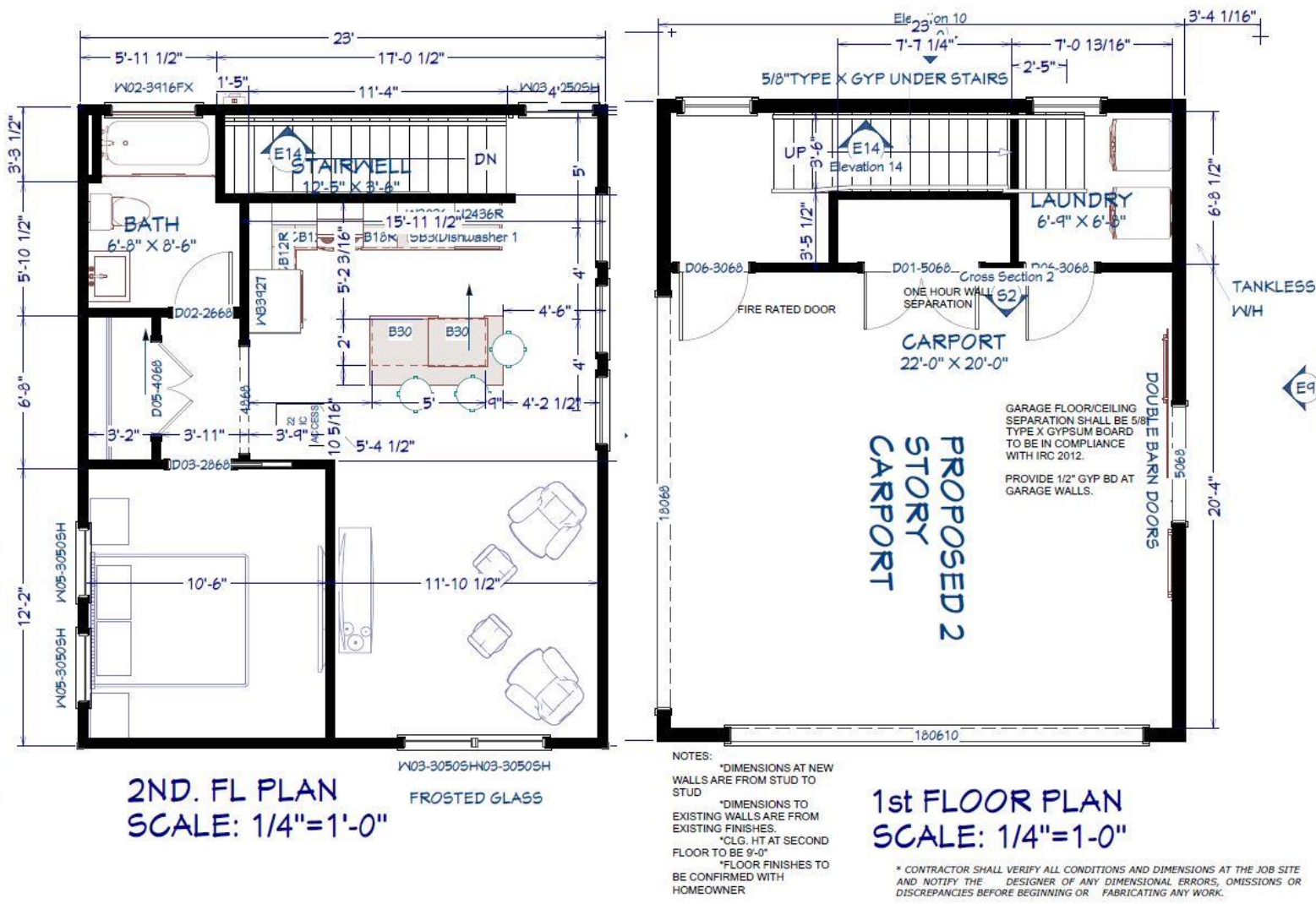
Current Photograph



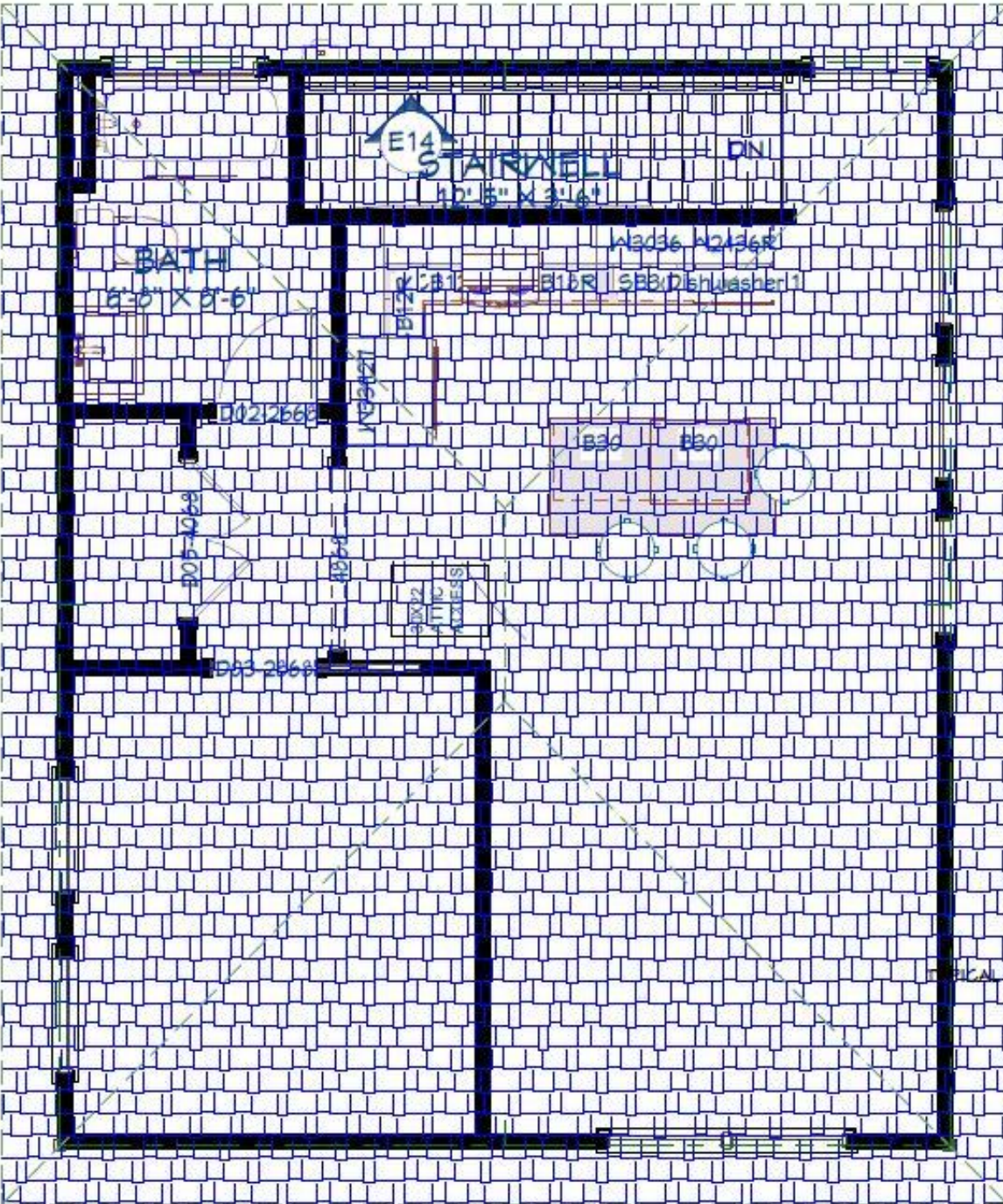
Proposed Site Plan



Proposed Floor Plans



Proposed Roof Plan



NEW COMPOSITION ASPHALT SHINGLES TO COMPLY WITH HISTORIC DISTRICT REQUIREMENTS.
NEW OVERHANG TO MATCH EXISTING.

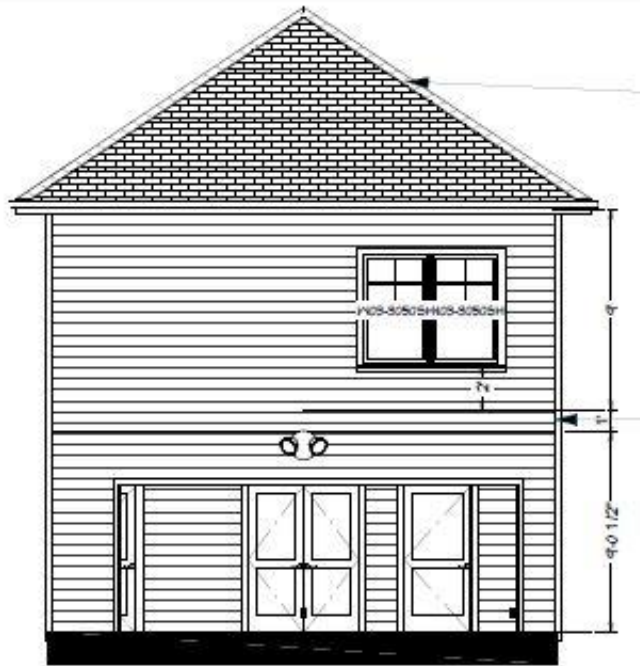
TYPICAL 12" OVERHANG

ROOF PLAN
SCALE: 1/4"=1'-0"

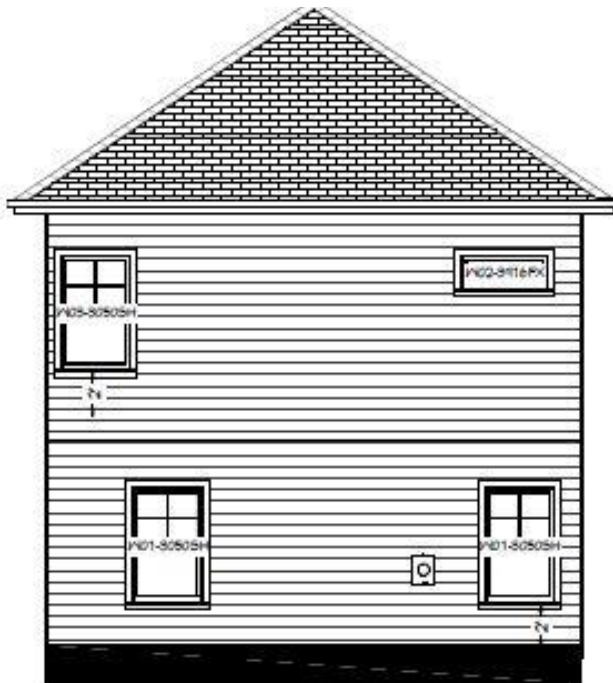
Proposed Garage



Proposed South Elevation (Front)



Proposed North Elevation (Back)



Proposed West Elevation (Left)



Proposed East Elevation (Right)

